

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, January 15, 2025, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, January 10, 2025, at 3:48 P.M.

An addendum was posted on Tuesday, January 14, 2025, at 9:54 A.M.

CALL TO ORDER

Chair Lakin called the meeting to order at 5:15 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Archie	Present	Decter Wright	Present
Dutton	Present	Lakin	Present
Bellis	Present	Bush	Present
Gilbert	Present		
	Present:	9	
	Absent:	0	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Brandon Worley, Council Staff

Councilor Hall-Harper left the meeting at 5:15 P.M.

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on December 18, 2024. [CC 1/15/25] 25-42-1
- b. Minutes of Regular Meeting held at 5:00 PM on December 18, 2024. [CC 1/15/25] 25-42-2

Councilor Decter Wright moved to approve 1.a – 1.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. No items this week.

3. PUBLIC HEARINGS

- a. No items this week.

4. **MAYOR'S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

Councilor Bellis recused at 5:16 P.M.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution declaring property located at 1620 E. 12th St. as surplus and no longer necessary for any public use or purpose; and requesting the Asset Management Department to effect the sale of said property. (CD-4) [PW 1/8/25; CC 1/15/25] 24-1172-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Philip M. Butler, for property located at 6310 S. Richmond Ave., Livingston Park Addition, for the installation and maintenance of a driveway and approach with a Mayan Cobblestone stamped pattern, charcoal color dyed concrete in and upon the right-of-way. (CD-8) [PW 1/8/25; CC 1/15/25] 25-1-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Student Borrower Protection Center in the amount of one thousand, three hundred ninety-six dollars and sixty-two cents (\$1,396.62) for Joshua Ganye to travel to Irvine, CA on December 9-10, 2024, to attend the Cities on the Front Lines: Protecting Students, Borrowers, and Workers Conference. [CC 1/15/25] 25-25-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of ten (10) items of cultural patrimony and four (4) sacred objects and return to the Pueblo of Acoma for repatriation from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 1/15/25] 25-34-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of unassociated funerary objects and return to the Wilton Rancheria for repatriation from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 1/15/25] 25-35-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of associated funerary objects and return to the Wilton Rancheria and Ione Band of Miwok Indians for repatriation from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 1/15/25] 25-36-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by Premium Land, LLC of property located at 15805 E. 41st St., Parcel 669, Unplatted, required for IDP 139603, for the Battle Creek Park Phase III Project. (CD-6) [CC 1/15/25] 25-37-1

Public Comments:

John Huffines – 4.d.

Councilor Decter Wright moved to approve 4.b – 4.h. Councilor Bush seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Absent	Bush	Yea
Gilbert	Yea		
Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0			

Motion carried.

Councilor Bellis returned at 5:18 P.M.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7797 from OL to RS-4 for property located north of the NE/c of E. 15th St. S. and S. Norfolk Ave. requested by Bell Land Use, LLC. (Property owner: Summers Building Group, LLC) (CD-4) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-4 zoning.) [UED 1/8/25; CC 1/15/25; CC 1/29/25] 25-5-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7801 from RS-3 to RM-2 for property located at the NW/c of N. Union Ave. and W. Newton St. requested by Justin Glenn. (Property owner: Justin Glenn) (CD-1) (TMAPC voted 7-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 1/8/25; CC 1/15/25; CC 1/29/25] 25-10-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7802 from RS-3 to RS-5 for property located south of the SE/c of W. Oklahoma St. N. and N. Union Ave. requested by Ceel Oklahoma Homes, LLC. (Property owner: Troy Sallis) (CD-1) (TMAPC voted 6-0-0 to recommend **APPROVAL** of RS-5 zoning.) [UED 1/8/25; CC 1/15/25; CC 1/29/25] 25-11-2

Councilor Decter Wright moved to approve 5.a – 5.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0			
Motion carried.			

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance ZCA-32 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Electronic Message Centers (EMC) Amendments (ZCA-32) to the City of Tulsa Zoning Code to add provisions for Electronic Message Centers (EMC) in the following sections: Section 60.040 Sign Regulations of General Applicability, add new Section 60.040-G Electronic Message Center Signs; and Section 95.220 Terms Beginning with "S", Sign, Dynamic Display and add new definition for Sign, Electronic Message Center. EMCs can be utilized to present text or numbers as a static message without frequent transitions which can be useful for the purpose of displaying certain information such as the time, temperature, or price information. The most common application for these signs

has been the display of gas prices as fuel stations transition from manual, changeable copy signs, to digital displays. [UED 1/8/25; CC 1/15/25; CC 1/29/25] 25-3-2

- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one hundred nineteen thousand dollars (\$119,000.00) recognized from unappropriated fund balance within the General Fund. (Salary Adjustments: Mayor's Office, City Auditor, City Council) [UED 1/15/25; CC 1/15/25; CC 1/29/25] 25-26-2
- c. **AMENDED LANGUAGE:** Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two hundred ninety-five thousand dollars (\$295,000.00) recognized from revenues to be received from the Tulsa Authority for Economic Opportunity within the Public Works Non-Federal Grants SubFund. (Transportation Corridor Study) [UED 1/15/25; CC 1/15/25; CC 1/29/25] 25-27-4
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of twenty-eight thousand, five hundred dollars (\$28,500.00) between projects within the Brownsfields Grants SubFund. (EPA Grant Adjustment) [UED 1/15/25; CC 1/15/25; CC 1/29/25] 25-28-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of four thousand dollars (\$4,000.00) from revenues to be received within the Assistance Programs for Chronic Disease Prevention and Control SubFund. (Supporting Healthy Aging) [UED 1/15/25; CC 1/15/25; CC 1/29/25] 25-29-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of four hundred eleven thousand, six hundred seven dollars and eight cents (\$411,607.08) between departments, accounts, and projects within the Community Development Block Grant SubFund. (Program Year 2024 CDBG Allocations) [UED 1/15/25; CC 1/15/25; CC 1/29/25] 25-30-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of four hundred eighty-seven thousand, nine hundred forty dollars (\$487,940.00) between departments, accounts, and projects within the Home Investment Partnership Grant SubFund. (Program Year 2024 Home Grant Allocations) [UED 1/15/25; CC 1/15/25; CC 1/29/25] 25-31-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Ordinance amending the fiscal year 2024-25 budget to make supplemental appropriations of one hundred sixty-one thousand dollars (\$161,000.00). One hundred fifteen thousand dollars (\$115,000.00) from grant revenues to be received within the Public Safety and Protection Non-Federal Grants Subfund and a grant match of forty-six thousand dollars (\$46,000.00) transfer to be received from the General Fund within the Public Safety and Protection Non-Federal Grants Subfund; and to transfer unencumbered and unexpended appropriation balances of forty-six thousand dollars (\$46,000.00) between departments and account groups within the General Fund. [UED 1/15/25; CC 1/15/25; CC 1/29/25] 25-32-2

Without objection, items 6.a – 6.h were forwarded to the next Council meeting.

Councilor Hall-Harper returned at 5:20 P.M.

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7795 from RS-3 to IL for property located north of the NE/c of N. Yale Ave. and Dawson Rd. requested by Lou Reynolds. (Property owner: Dawn Hathcoat) (CD-3) (TMAPC voted 6-0-0 to recommend **APPROVAL** of IL zoning.) [UED 12/18/24; CC 1/8/25; CC 1/15/25] 24-1163-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7796 from RM-2 to MX1-P-35 for property located at the NW/c of E. 13th St. S. and S. Rockford Ave. requested by Lani & Stone, LLC. (Property owner: Makina HR, LLC) (CD-4) (TMAPC voted 6-0-0 to recommend **APPROVAL** of MX1-P-35 zoning.) [UED 12/18/24; CC 1/8/25; CC 1/15/25] 24-1164-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance PUD-564-D from PUD-564-C to PUD-564-D to add personal vehicle repair and maintenance as a permitted use within Development Area B for property located east of the SE/c of E. Skelly Dr. and S. Memorial Dr. requested by Lou Reynolds. (Property owner: 21st & 169 Center, LLC.) (CD-5) (TMAPC voted 6-0-0 to recommend **APPROVAL** of PUD-564-D zoning.) [UED 12/18/24; CC 1/8/25; CC 1/15/25] 24-1165-3
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two million, five hundred thousand dollars (\$2,500,000.00) from grant revenue awarded by the Department of Justice to be received within the Sexual Assault Kit Initiative SubFund. (2024 Sexual Assault Kit Initiative Grant Award) [UED 1/8/25; CC 1/8/25; CC 1/15/25] 24-1173-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of three hundred eighty-two thousand, four hundred eighteen dollars (\$382,418.00) from grant revenues to be received from the U.S. Department of Justice within the JAG Reimbursement Grants SubFund. (2024 Byrne Justice Assistance Grant Award) [UED 1/8/25; CC 1/8/25; CC 1/15/25] 24-1174-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two hundred thirty-one thousand, one hundred seventy-five dollars (\$231,175.00) from revenues received within the Public Safety and Protection Non-Federal Grants SubFund. (TPD DA Drug Fund and Other State Forfeitures) [UED 1/8/25; CC 1/8/25; CC 1/15/25] 24-1175-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of seven hundred thousand dollars (\$700,000.00) from grant revenues received from the State of Oklahoma Office of Attorney General within the Social Eco Development Non-Federal Grant Programs SubFund. (State Opioid Settlement Funds) [UED 1/8/25; CC 1/8/25; CC 1/15/25] 24-1176-2
- h. **PULLED:** Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of thirty-four thousand dollars (\$34,000.00). Twenty-seven thousand, two hundred dollars (\$27,200.00) from grant revenues to be received from the Oklahoma Department of Transportation, and six thousand, eight hundred dollars (\$6,800.00) from a grant match received from the Tulsa

Health Department within the ODOT Transportation Grants Fund. (Katy Trail Wayfinding Signage) [UED 1/8/25; CC 1/8/25; CC 1/15/25] 24-1177-2

- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a certain Utility Easement, requested by Jaime Skipper, Wallace Design, for property located at 1334 N. Lansing Ave., Lansing Industrial Park II, for existing encroachments and future development. (CD-1) [PW 1/8/25; CC 1/8/25; CC 1/15/25] 24-1182-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a certain Overland Drainage Easement, requested by Jaime Skipper, Wallace Design, for property located at 1334 N. Lansing Ave., Lansing Industrial Park II, for existing encroachments and future development. (CD-1) [PW 1/8/25; CC 1/8/25; CC 1/15/25] 24-1183-2
- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Public Way requested by Jacob Purdum, Eller and Detrich to close a portion of an alleyway located at 311 N. Boulder Ave. The alleyway is situated between Lots Three through Seven (3-7), Block Eighteen (18) in Original Townsite of Tulsa. The requested closing of the alleyway is for future development. (CD-1) **(Emergency Clause)** (Public Hearing: 1/8/25) [PW 1/8/25; CC 1/8/25; CC 1/15/25] 24-1184-2

Public Comments:
Cody Elkin – 7.g.
James Alexander, Jr. – 7.i, 7.j.
Bernice Alexander – 7.i. 7.j.

Councilor Hall-Harper left the meeting at 5:21 P.M. and returned at 5:36 P.M.

Councilor Decter Wright moved to approve 7.a – 7.k, except 7.h, with the emergency clause on 7.k. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Bengel announced that there would be a District 6 Town Hall meeting on February 11, 2025. Councilor Bellis announced that it was National Pothole Day and reminded people that they can report potholes to 311. Councilor Decter Wright invited everyone to a meeting to discuss the 91st and Memorial street widening project on January 16, 2025. Councilor Gilbert announced that there would be District 5 Town Hall meetings on the second Tuesday of each month starting on February 11, 2025.

Councilor Hall-Harper recused at 5:37 P.M.

- b.

Consideration and possible approval of City Council initiation of proposed Scenic Hills Land Use amendments and Zoning Code amendments. (Hall-Harper) [UED 1/8/25; CC 1/15/25] 24-1171-2
- c.

Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from FirstRepair in the amount of six hundred fifty-six dollars (\$656.00) for Councilor Hall-Harper to travel to Evanston, IL on December 4-6, 2024, to attend the National Symposium for State and Local Reparations. [CC 1/15/25] 25-41-1

Public Comments:
John Huffines – 8.a.

Susan Miller from the Tulsa Planning Office addressed the Council regarding 8.b.

Councilor Decter Wright moved to approve 8.b – 8.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

Councilor Hall-Harper returned at 5:45 P.M.

9. NEW BUSINESS

- a.

No items this week.

10. HEARING OF APPEALS

- a.

No items this week.

11. HEARING OF PUBLIC COMMENTS

- a.

No items this week.

12. ADJOURNMENT

- a.

Adjournment.

Chair Lakin adjourned the meeting at 5:45 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council